



City of Sweetwater

REGULAR PLANNING & ZONING BOARD MEETING AND PUBLIC HEARING WEDNESDAY, OCTOBER 12TH, 2016 AT 8:00PM

AGENDA

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE.
3. INVOCATION.
4. REPORTS OF OFFICERS, BOARDS AND COMMITTEES.
5. PETITIONS-COMMUNICATIONS-REMONSTRANCES.
6. ZONING HEARING: 2016-13

Applicant: Teresita Quinones

Request: The applicant is requesting the following:
a) District Boundary Change from RS (Residential) to I-1 (Light Industrial)

Location: 10860 NW 22 Street; aka Lot 16, Blk 7 Hampton Park PB 48-58.

Background: The property is a vacant parcel designated RS single family residential. It is surrounded by I-1 light industrial properties. The applicant is requesting to change the zoning designation from residential to industrial, so that it could be used for the parking and storage of equipment in the future. **(REVIEW AND RECOMMENDATION TO CITY COMMISSION)**

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

7. ZONING HEARING: 2016-14.

Applicant: Teresita Quinones

Request: The applicant is requesting the following:
a) District Boundary Change from RS (Residential) to I-1 (Light Industrial)

Location: Approximately 150 feet east of NW 109 Ave and North of NW 22 St.; aka Lot 16, Blk 6 Hampton Park PB 48-58.

8. **Background:** The property is a vacant parcel designated RS single family residential. It is surrounded by I-1 light industrial properties. The applicant is requesting to change the zoning designation from residential to industrial, so that it could be used for the parking and storage of equipment in the future. **(REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)**

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

9. ZONING HEARING: 2016-15

Applicant: U-Haul Co.

Request: The applicant is requesting the following:
a) District Boundary Change from RS (Residential) to I-1 (Light Industrial)

Location: Approximately 100 feet east of NW 109 Ave and North of NW 22 St.; aka Lot 15, Blk 6 Hampton Park PB 48-58.

Background: The property is a vacant parcel designated RS single family residential. It is surrounded by I-1 light industrial properties. The applicant is requesting to change the zoning designation from residential to industrial, so that it could be in compatibility with the future land use map of the comprehensive master plan.
(REVIEW AND RECOMMENDATION TO CITY COMMISSION)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

10. ZONING HEARING: 2016-16

Applicant: Idania Llanio

Request: The applicant is requesting the following:
a) Non- Use Variance of setbacks

Location: 10949 SW 3 Street, aka The South ½ of the West 63 feet of the East 389 feet of Lot 3, of Block 21 of Sweetwater Groves PB 8-50.

Background: The property is a single family residence surrounded by a mix of single family, duplex and townhomes. The property is zoned Multifamily Residential District (RM-24).

The property has additions that are currently encroaching into the setbacks. The applicant has decided to demolish and removed the structure along the rear of the property and has submitted and obtain a permit for said demolition (201600000673). The applicant would like to retain two structures, a gazebo and a cover terrace that are currently encroaching into the setbacks.

In order to bring these two structures into compliance with the current code requirements the applicant has file an application to request the following Non-Use Variance.

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

11. ZONING HEARING: 2016-19

Applicant: H&S Investments Group, Inc

Request: The applicant is requesting the following:

a) District Boundary Change from RS (Residential) to I-1 (Light Industrial)

Location: Lot 3, Blk 13 Hampton Park PB 48-58 aka North side of NW 23rd Street and approximately 300 feet East of NW 10

Background: The property is a vacant parcel designated RS single family residential. It is surrounded by I-1 light industrial properties. The applicant is requesting to change the zoning designation from residential to industrial. (REVIEW AND RECOMMENDATION TO CITY COMMISSION)

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

12. ZONING HEARING: 2016-22

Applicant: Orlando Lopez

Request: The applicant is requesting the following:
a) Non- Use Variance of setbacks

Location: 10355 SW 3 Street, aka Lot 6, of Block 3 of Le Mans Subdivision PB 102-44.

Background: The property is zoned Single Family Residential (RS). The property has accessory buildings that are currently encroaching into the setbacks. The applicant would like to retain the structures, a canopy/gazebo and two utility sheds that are currently encroaching into the setbacks.

In order to bring these two structures into compliance with the current code requirements the applicant has file an application to request the following Non-Use Variance.

(PLANS ARE ON FILE AND MAY BE EXAMINED IN THE BUILDING AND ZONING DEPARTMENT)

13. AN ORDINANCE OF THE CITY OF SWEETWATER COMMISSION AMENDING ARTICLE V OF THE LAND DEVELOPMENT CODE OF THE CITY OF SWEETWATER, FLORIDA, ENTITLED "ACCESSORY STRUCTURES"; AND PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE (REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)

14. AN ORDINANCE OF THE CITY OF SWEETWATER CITY COMMISSION MODIFYING THE "UNIVERSITY CITY DISTRICT" OF THE CITY OF SWEETWATER LAND DEVELOPMENT CODE; AMENDING SECTIONS 2.05.02 DEFINITIONS, 2.05.06 FLOOR AREA, 2.05.07 HEIGHT, 2.05.08 DENSITY, 2.05.12 OFF-STREET PARKING, 2.05.15 STRUCTURED PARKING; PROVIDING FOR A REPEALER CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE. (REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)

15. AN ORDINANCE OF THE CITY OF SWEETWATER CITY COMMISSION AMENDING THE CITY'S COMPREHENSIVE PLAN; MODIFYING THE PROVISIONS OF FUTURE LAND USE ELEMENT, OBJECTIVE 1, POLICY 1.2 MIXED USE RESIDENTIAL/COMMERCIAL LAND USE CATEGORY; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE. (REVIEW AND RECOMMENDATION TO THE CITY COMMISSION)

16. GENERAL BUSINESS.

17. ADJOURNMENT.

OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE. IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY PLANNING AND ZONING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR

HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED (SEC. 286.0105, FLORIDA STATUTES).

PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 305-221-0411 EXT 1224 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE. (AMERICANS WITH DISABILITIES ACT).